



Technical Plat Review Meeting

May 15, 2019

9:00 AM

113 W. Mountain, Room 326

City Staff: Andrew Garner, City Planning Director

Old Business:

1. SIP 19-6608: Site Improvement Plan (1229 W. MLK BLVD./ARENA VILLAGE ADDITION, 521): Submitted by BATES & ASSOCIATES, INC. for property located at 1229 W. MLK BLVD. The property is zoned C-2, THOROUGHFARE COMMERCIAL and contains approximately 4.71 acres. The request is for a 2,998-square foot addition to the existing shopping center.

Planner: Harry Davis

2. SIP 19-6543: Site Improvement Plan (3335 S. COUNTRY CLUB DR./FAYETTEVILLE COUNTRY CLUB, 679): Submitted by JORGENSEN & ASSOCIATES, INC. for property located at 3335 S. COUNTRY CLUB DR. The property is zoned RSF-4, RESIDENTIAL SINGLE FAMILY, 4 UNITS PER ACRE and contains approximately 31.728 acres. The request is for a 4,000 square foot equipment building.

Planner: Jonathan Curth

3. LSIP 19-6609: Large Site Improvement Plan (EAST OF MCMILLAN DR. & PAM ANGUS DR./SPRINGS HOSPITALITY, 441): Submitted by ENGINEERING SERVICES, INC. for properties located EAST OF MCMILLAN DR. & PAM ANGUS DR. The properties are zoned UT, URBAN THOROUGHFARE and contain approximately 3.03 acres. The request is for a 125,000-square foot hotel with associated parking.

Planner: Jonathan Curth

4. LSD 19-6597: Large Scale Development (4436 E. HUNTSVILLE RD./HUNTSVILLE CLUSTER HOUSING DEVELOPMENT, 569): Submitted by ENGINEERING SERVICES, INC. for property located at 4436 E. HUNTSVILLE RD. The property is zoned R-A, RESIDENTIAL AGRICULTURAL and R-O, RESIDENTIAL OFFICE and contains approximately 1.20 acres. The request is for a 12-unit cluster housing development with associated parking.

Planner: Harry Davis

New Business:

5. LSP 19-6679: Lot Split (1327 S. DUNCAN AVE./RODDEY-HUDSON, 561): Submitted by GARRISON RODDEY for property located at 1327 S. DUNCAN AVE. The property is zoned RMF-24, RESIDENTIAL MULTI FAMILY, 24 UNITS PER ACRE and contains approximately 2.80 acres. The request is to split the parcel into 5 lots containing approximately 2.20, 0.11, 0.11, 0.11 and 0.11 acres.

Planner: Willie Benson

6. LSP 19-6684: Lot Split (1620 N. PORTER RD./REAGOR, 403): Submitted by JORGENSEN & ASSOCIATES, INC. for property located at 1620 N. PORTER RD. The property is zoned RI-U, RESIDENTIAL INTERMEDIATE-URBAN and contains approximately 0.21 acres. The request is to split the parcels into 3 lots containing approximately 0.07 acres each.

Planner: Abdul Ghaus

7. LSP 19-6685: Lot Split (716 W. SYCAMORE ST./STURCHIO-KING, 366): Submitted by REID & ASSOCIATES, INC. for property located at 716 W. SYCAMORE ST. The property is zoned C-2, THOROUGHFARE COMMERCIAL and contains approximately 1.16 acres. The request is to split the parcels into 3 lots containing approximately 0.60, 0.30, and 0.23 acres.

Planner: Abdul Ghaus

8. LSP 19-6687: Lot Split (NORTH OF 1436 S. DUNCAN AVE./RODRIGUEZ, 561): Submitted by A MILLION MIRACLES, INC. for property located NORTH OF 1436 S. DUNCAN AVE. The property is zoned RMF-24, RESIDENTIAL MULTI FAMILY, 24 UNITS PER ACRE and contains approximately 0.23 acres. The request is to split the parcels into 3 lots containing approximately 0.11, 0.06, and 0.06 acres.

Planner: Willie Benson

9. LSP 19-6688: Lot Split (EAST OF 1824 MALLY WAGNON RD./SEXSON, 611): Submitted by REID & ASSOCIATES, INC. for property located EAST OF 1824 MALLY WAGNON RD. The property is in the FAYETTEVILLE PLANNING AREA and contains approximately 24.79 acres. The request is to split the parcels into 3 lots containing approximately 9.80, 8.24, and 7.13 acres.

Planner: Abdul Ghaus

10. PPL 19-6677: Preliminary Plat (4201 N. SHILOH DR./NORTHWEST ARKANSAS MALL, 134-135): Submitted by CEI ENGINEERING, INC. for property located at 4201 N. SHILOH DR. The property is zoned C-2, THOROUGHFARE COMMERCIAL and contains approximately 105.46 acres. The request is for a preliminary plat of 2 commercial lots.

Planner: Abdul Ghaus

11. LSD 19-6681: Large Scale Development (417 W. MLK BLVD./FARMERS CO-OP, 523-562): Submitted by CEI ENGINEERING, INC. for properties located at 417 W. MLK BLVD. The properties are zoned MSC, MAIN STREET CENTER & DG, DOWNTOWN GENERAL and contain approximately 6.62 acres. The request is for a mixed-use development with 21,660 square-feet of commercial space and 220 dwelling units with associated parking.

Planner: Jonathan Curth

In-House Staff Meeting
(Applicants/public do not attend)
May 13, 2019
9:00 AM
125 W. Mountain, Conference Room 2

12. PLA 19-6680: Property Line Adjustment (417 W. MLK BLVD./FARMERS CO-OP, 523-562): Submitted by CEI ENGINEERING, INC. for properties located at 417 W. MLK BLVD. The properties are zoned MSC, MAIN STREET CENTER AND DG, DOWNTOWN GENERAL and contain 8 parcels with approximately 6.62 acres. The request is to combine the parcels to contain one lot with approximately 6.62 acres.
Planner: Jonathan Curth

13. PLA 19-6683: Property Line Adjustment (11 & 17 N. WILLOW AVE./HILL, 485): Submitted by BLEW & ASSOCIATES, INC. for properties located at 11 & 17 N. MLK BLVD. The properties are zoned RMF-24, RESIDENTIAL MULTI FAMILY, 24 UNITS PER ACRE and contain 3 parcels with approximately 0.23, 0.12, AND 0.09 acres. The request is to adjust the parcels to contain approximately 0.29, 0.09, and 0.07 acres.
Planner: Willie Benson

14. VAC 19-6689: Vacation (1923 N. CANDLESHOE DR./PILCHER, 373): Submitted by MARITA PILCHER for property located at 1923 N. CANDLESHOE DR. The property is zoned RSF-4, RESIDENTIAL SINGLE FAMILY, 4 UNITS PER ACRE and contains approximately 0.40 acres. The request is to vacate a portion of a general utility easement.
Planner: Jonathan Curth

15. CUP 19-6682: Conditional Use (1229 W. MLK BLVD./ARENA VILLAGE EXPANSION, 521): Submitted by BATES & ASSOCIATES, INC. for properties located at 1229 W. MLK BLVD. The properties are zoned C-2, THOROUGHFARE COMMERCIAL and contain approximately 4.73 acres. The request is for an off-site parking lot
Planner: Harry Davis

16. RZN 19-6678: Rezone (2280 W. STONE ST./TAMIJANI, 520): Submitted by MANDY WALLACE for property located at 2280 W. STONE ST. The property is zoned RSF-4, RESIDENTIAL SINGLE FAMILY, 4 UNITS PER ACRE and contain approximately 0.69 acres. The request is to rezone the property to RMF-24, RESIDENTIAL MULTI FAMILY, 24 UNITS PER ACRE.
Planner: Harry Davis